

**NOTICE OF PREPARATION  
OF AN ENVIRONMENTAL IMPACT REPORT  
AND  
NOTICE OF PUBLIC SCOPING MEETING**

To: Agencies, Organizations, and Interested Parties      From: City of Long Beach  
Department of Development Services  
333 West Ocean Boulevard, 5<sup>th</sup> Floor  
Long Beach, CA 90802

cc:      Office of the County Clerk  
Environmental Filings  
12400 East Imperial Highway, 2<sup>nd</sup> Floor, Room 2001  
Norwalk, CA 90650

**Subject: Notice of Preparation of a Draft Environmental Impact Report and Public Scoping Meeting**

The City of Long Beach will be the Lead Agency under the California Environmental Quality Act (CEQA) and will prepare an Environmental Impact Report (EIR) for the Golden Shore Master Plan (proposed project). The City of Long Beach requests your agency's views as to the scope and content of the environmental information that is relevant to your agency's statutory responsibilities in connection with the proposed project. Your agency may need to use the EIR prepared by our agency in the event you are considering future approvals related to the project. Also included below are the date, time and location of the Scoping Meeting that will be held in order to solicit input regarding the content of the Draft EIR.

Project Location: The 5.87-acre project site is located in the Downtown Shoreline area of the City of Long Beach and is bounded by Ocean Boulevard to the north, Shoreline Drive to the west and south, and parking lots associated with Arco Center to the east, with Golden Shore transecting the site from north to south.

Project Description: The proposed project would provide new residential, office, retail, and potential hotel uses, along with associated parking and open space. The project includes two development options, a Residential Option and a Hotel Option, both of which would be entitled through the City of Long Beach. However, only one option would be ultimately constructed based on market conditions prevailing at the time entitlement is complete. Under the Residential Option, development would include 1,370 condominiums, an estimated 373,541 square feet of office/retail space, approximately 3,552 parking spaces, open space and other amenities. Under the Hotel Option, development would include 1,110 condominiums, a 400-room hotel, approximately 373,541 square feet of office/retail space (similar to the amount of office/retail space proposed under the Residential Option), approximately 3,637 parking spaces, open space and other amenities. The primary difference between these two options is reflected in a single building that would either consist of 260 residential units in 29 stories or 400 hotel rooms in 15 stories. The proposed project would be constructed in two primary phases: (1) the West Phase, which includes the portion of the project site located west of Golden Shore; and (2) the East Phase, which include the portion of the project site located east of Golden Shore. Existing development totaling approximately 294,003 square feet of office and retail floor area would be removed as part of the project.

Approvals required for the proposed project include amendment of the Long Beach Downtown Shoreline Planned Development District (PD-6), Subarea 1; Site Plan Review; a Tentative Tract Map; demolition, grading, foundation, and building permits; haul route(s) approval, as necessary; permits for curb cuts, sidewalk reconfiguration, and other street and sidewalk improvements; and any additional actions as may be determined necessary.

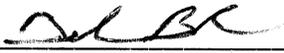
A more detailed project description, location, and the potential environmental effects associated with proposed development are contained in the attached materials. A copy of the Initial Study ( is  is not) attached. Environmental factors that would be potentially affected by the project include: aesthetics, air quality, cultural resources (archaeological and paleontological resources), geology, hydrology/water quality, land use and planning, noise, population and housing, public services (police, fire, schools, libraries and parks), recreation, transportation/circulation, and utilities (water supply and solid waste).

**Responses to NOP:** Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice. Therefore, your comments must be submitted no later than December 26, 2008. Please send your response to Scott Kinsey, Planner, at the address shown above. Please include the name of a contact person in your correspondence.

**Public Scoping Meeting:** A public scoping meeting will be held at 6:00 pm on December 10, 2008 at the 1<sup>st</sup> Congregational Church, Patterson Hall, at 241 Cedar Avenue in Long Beach. The purpose of the public scoping meeting is to obtain input as to the scope and content of the environmental information about the proposed project that should be explored in the EIR.

**Project Title:** Golden Shore Master Plan  
**Project Applicant:** Keesal Young and Logan in association with Molina Healthcare

Date: 11/25/08  
Telephone: (562) 570-6261

Signature:   
Derek Burnham  
Current Planning Officer